

LOCATION: H:\2013\W130440\Engineering\Design\exhibits\option 4 exhibit\W130440-L100.dwg
DATE/TIME: February 06, 2014 - 1:50pm
PLOTTER: plotters

AGRICULTURAL

EDGE OF ASPHALT

50' RIGHT-OF-WAY

25' RIGHT-OF-WAY

WHEELER ROAD

ZONE: COMMERCIAL

RETAIL BUILDING
16,000 S.F.

DAIRY QUEEN GRILL & CHILL
CORE 12 BUILDING
SEATING FOR 95
5,000 SF
STRUCTURE

TOURNAMENT TRAIL

PROPOSED ENTRANCE
MCDONALDS

PROPOSED ENTRANCE
MCDONALDS

PROPOSED ENTRANCE
TACO BELL

COMMERCIAL

SUN PARK DRIVE

GENERAL NOTES

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
- ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 4" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
- ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOVING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
- BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE "POTTING MIX", 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
- PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.
- PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.

LANDSCAPE RECOMMENDATIONS

REQUIREMENT:	REQUIRED:	PROVIDED:
WC 16.06.050 - ON-SITE AND STREET FRONTAGE LANDSCAPING REQUIREMENTS: - ON-SITE STANDARDS: 10 SHADE TREES, 10 ORNAMENTAL TREES, AND 25 SHRUBS PER ACRE - ROAD FRONTAGE: FOR COMMERCIAL SITES, ONE SHADE TREE WILL BE PLACED FOR EVERY 40 FEET OF STREET FRONTAGE (1-1082)	- 37 SHADE TREES - 37 ORNAMENTAL OR EVERGREEN TREES - 92 SHRUBS - 27 SHADE TREES	- 36 SHADE TREES - 50 ORNAMENTAL OR EVERGREEN TREES - 516 SHRUBS - 27 SHADE TREES
PARKING LOT LANDSCAPING (WC 16.06.070 - 01): - 50 MORE PARKING SPACES REQUIRE THAT 10% OF THE VEHICULAR USE AREA BE LANDSCAPED (~113,698 SF).	- 11,370 SF OF LANDSCAPED AREA (10%) - 30 TREES - 295 SHRUBS	- 7,875 SF OF LANDSCAPED AREA (7.01%) - 20 TREES - 176 SHRUBS
- PERIMETER PARKING*: ONE TREE PER 30' LINEAR FEET AND ONE SHRUB PER 3' FEET OF PARKING LOT LENGTH (~884')	- 30 TREES - 295 SHRUBS	- 30 TREES - 295 SHRUBS
BUFFER YARD (WC 16.06.060): - 1 EVERGREEN TREE AND 5 EVERGREEN SHRUBS PER 30 L.F. (~270' TO WEST).	- 9 EVERGREEN TREES - 45 EVERGREEN SHRUBS	- 9 EVERGREEN TREES - 45 EVERGREEN SHRUBS

* PERIMETER PARKING REQUIREMENTS INCLUDE S.R. 32 OVERLAY ZONING

PLANT SCHEDULE		SIZE	QUANTITY	ROOT CONDITION (B & B)	CONDITION (N)	CENTER SPACING	SPECIAL INSTRUCTIONS
PLAN KEY	BOTANICAL NAME	COMMON NAME					
CANOPY DECIDUOUS TREES							
GIS	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE' PP1619	SKYLINE HONEYLOCUST	2 1/2"	8	X		SEE PLAN X
LI	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	14	X		SEE PLAN X
Qr	QUERCUS ROBUR	RED OAK	2 1/2"	14	X		SEE PLAN X
EVERGREEN TREES							
PgD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6"	9	X		SEE PLAN X
ORNAMENTAL UNDERSTORY TREES							
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2"	13	X		SEE PLAN X
MaP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	1 1/2"	28		X	SEE PLAN X
DECIDUOUS SHRUBS							
EaC	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	#5	105		X	SEE PLAN MIN. 36"
RaG	RHUS AROMATICA 'GROLOW'	GROLOW SUMAC	#1	18		X	XX MIN 18"
Wr	WEIGELA FLORIDA 'RED PRINCE'	RED PRINCE WEIGELA	#5	138		X	SEE PLAN
EVERGREEN SHRUBS							
BkG	BUXUS X KOREANA 'GREEN GEM'	GREEN GEM BOXWOOD	18"	218	X		SEE PLAN MIN 18"
IgC	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY	18"	37	X		SEE PLAN MIN 18"

LANDSCAPE PLAN NOTES

- SOD- ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR)
- LANDSCAPE BED EDGE (TYP.)
- FOUNDATION PLANTINGS (FLOWERS)

LEGEND



-NOTE-
ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.

SCALE: 1" = 30'



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PER INDIANA STATE LAW IC 8-1-26,
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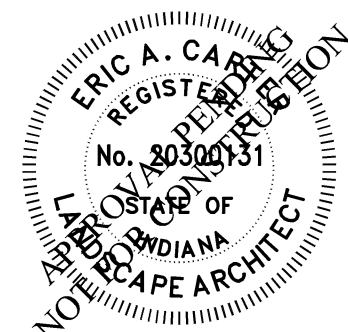
WEIHE
ENGINEERS

Land Surveying / Civil Engineering
Landscape Architecture

PROJECT NO.: W13.0440
DWG NAME: W130440-L100.dwg
DESIGNER: JLS
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 12.30.2013

DATE: 12.30.2013
BY: JLS

REVISIONS AND ISSUES
ISSUED FOR WESTFIELD PLING



ERIC A. CARTER RLA 20300131

PREPARED FOR:
DAIRY QUEEN/L.O.R. CORPORATION
WHEELER ROAD AND TOURNAMENT TRAIL
LANDSCAPE PLAN
Part of the S/W4 of Section 36, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L100
PROJECT NO.
W13.0440